

ATTACHMENT 4

Ordinance Approving the Zone Reclassification of the Subject Property

Ordinance No. 2710 Amending Section 311-7 of the Humboldt County Code by
Rezoning Property in the Myrtle town Area

Exhibit A: Map

Exhibit B: Legal Description

ORDINANCE AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE MYRTLETOWN AREA
[PLN2020-16400 (J&J FAMILY LLC)]

ORDINANCE NO. 2710

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by reclassifying 1.42 acres on APN 015-111-006 in the Myrtletown area from Neighborhood Commercial (C-1/GO) to Qualified Neighborhood Commercial (C-1-Q/GO), 0.4 acres on APN 015-111-012 from Apartment Professional (R-4/GO) to Qualified Neighborhood Commercial (C-1-Q/GO), and 0.5 acres on APN's 015-111-012, and 015-111-013 from Neighborhood Commercial (C-1) to Qualified Neighborhood Commercial (C-1-Q).

The area described is shown on the Zoning Map for the Eureka Community Plan and on the map attached as Exhibit A.

SECTION 2. ZONE QUALIFICATION. The principally permitted uses set forth in the Neighborhood Commercial (C-1) zone are modified as shown in Section 4 in accordance with Humboldt County Code Section 314-32, which authorizes restriction of the C-1 zone regulations by application of the "Q" (Qualified Combining Zone).

SECTION 3. PURPOSE OF QUALIFICATIONS. The purpose of the special restrictions and regulations herein imposed on the properties described in Section 1 are:

(a) To allow more flexibility in the location of residential development in the C-1 zone to encourage multifamily residential development on the subject parcels.

SECTION 4. SPECIAL RESTRICTIONS. Principal permitted uses otherwise allowed under the C-1 zone regulations of Humboldt County Code Section 314-2.1 are revised as follows:

C-1: Neighborhood Commercial Zone

314-2.1	C-1: Neighborhood Commercial
Principally Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries.	
Sales of used and secondhand goods when appurtenant to any of the foregoing.	
Caretaker's Residence which is incidental to and under the same ownership as an existing commercial use. (Added by Ord. 2166, Sec. 14, 4/7/98)	

Within Housing Opportunity Zones, multiple dwellings on the upper floors of multistory structures where below are commercial establishments engaged in uses designated "Principally Permitted" or "Conditionally Permitted" in the C-1 Zone.

Emergency Shelters within areas mapped to specifically allow emergency shelters as a principally permitted use

EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, AND ADOPTED by the Humboldt County Board of Supervisors this day of March 7, 2023 by the following vote:

AYES: Supervisors: Bushnell, Bohn, Madrone, Arroyo

NOES: Supervisors: Wilson

ABSENT: Supervisors:

ABSTAIN: Supervisors:



STEVE MADRONE, CHAIRMAN,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California



By: _____
Nicole Turner, Deputy Clerk

Date: March 7, 2023

ATTACHMENT 2, EXHIBIT A
Map of Zoning Changes

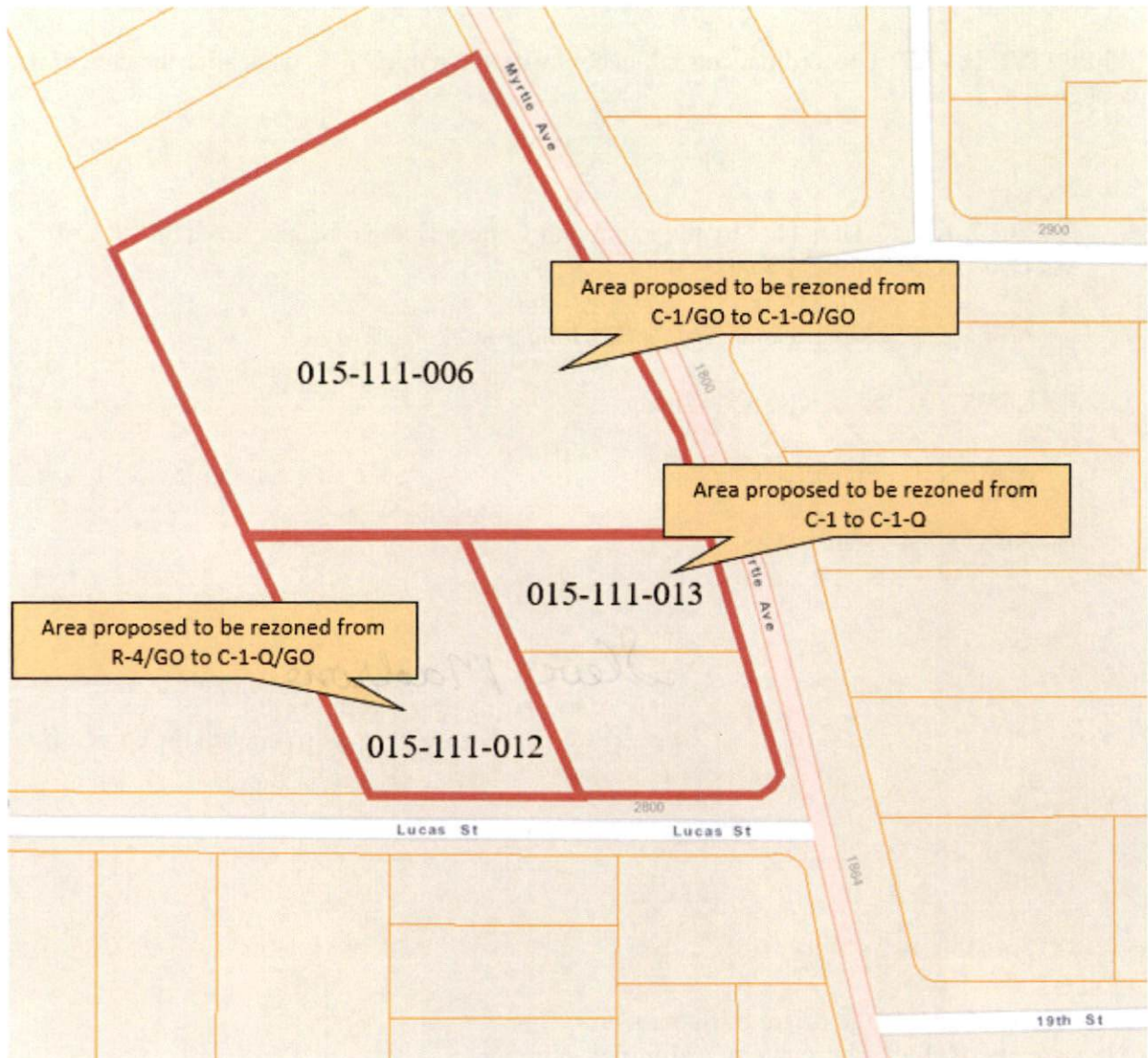


Exhibit B
Legal Description

All that real property situated in the County of Humboldt as follows:

Parcel 1 of Parcel Map 1046, filed in Book 9 of Parcel Maps, Page 56, Humboldt County Records; and

Parcel 2 of Parcel Map 1046, filed in Book 9 of Parcel Maps, Page 56, Humboldt County Records; and

BEGINNING at a point on the Westerly line of the County Road leading from Eureka to Arcata via Freshwater, distant thereon Southeasterly 1083.07 feet from the intersection thereof, with the North line of Section 25, Township 5 North, Range 1 West, Humboldt Meridian, said point of beginning being the Southeasterly corner of the parcel deeded by Nettie C. Woodcock and H. H. Woodcock to John E. Shields by Deed recorded in Book 190 of Deeds at Page 158;
thence South 61 $\frac{1}{4}$ degrees West along the Southerly line of said land so conveyed 231.98 feet more or less, to the Easterly line of the land conveyed to the County of Humboldt by Deed recorded in Book 134 of Deeds at Page 133;
thence South 26 degrees 57 minutes East along said land 182.5 feet more or less, to the North line of land conveyed to John W. Stevenson by Deed recorded in Book 141 of Deeds at Page 429;
thence Easterly along said line 244 feet more or less to the Westerly line of the County Road above mentioned;
thence Northwesterly along said road 309 feet, more or less to the point of beginning.
Being a portion of the Northwest Quarter of Section 25 Township 5 North, Range 1 West, Humboldt Meridian.